

OFFERS IN EXCESS OF

£780,000 Freehold

Hogan Way

London, E5 8RF

PROPERTY SUMMARY

Castles Hackney are delighted to bring to market this three-bedroom freehold house, offering excellent potential for refurbishment and modernisation throughout. The ground floor comprises a kitchen, a spacious reception room with direct access to a private rear garden, a convenient separate WC and useful storage space throughout. The first-floor features two generous double bedrooms, a large single bedroom and a family bathroom. The property also benefits from loft space, which may offer further potential for conversion, subject to the necessary planning permissions and building regulations. Requiring refurbishment throughout, this property presents an excellent opportunity for buyers looking to create a home tailored to their own taste and requirements.

Situated in an attractive and well-connected area of East London, the property is conveniently located for a wide range of local amenities, transport links and green spaces. Clapton Station is nearby, providing rail connections into central London, while various bus routes offer further connectivity across the surrounding areas. Stoke Newington Common is also within easy reach, offering open green space for recreation and leisure. The property is a short walk from the vibrant Church Street, Stoke Newington High Street and Upper Clapton Road, all of which offer an excellent selection of independent shops, cafés, restaurants and everyday conveniences.

3 1 1 D













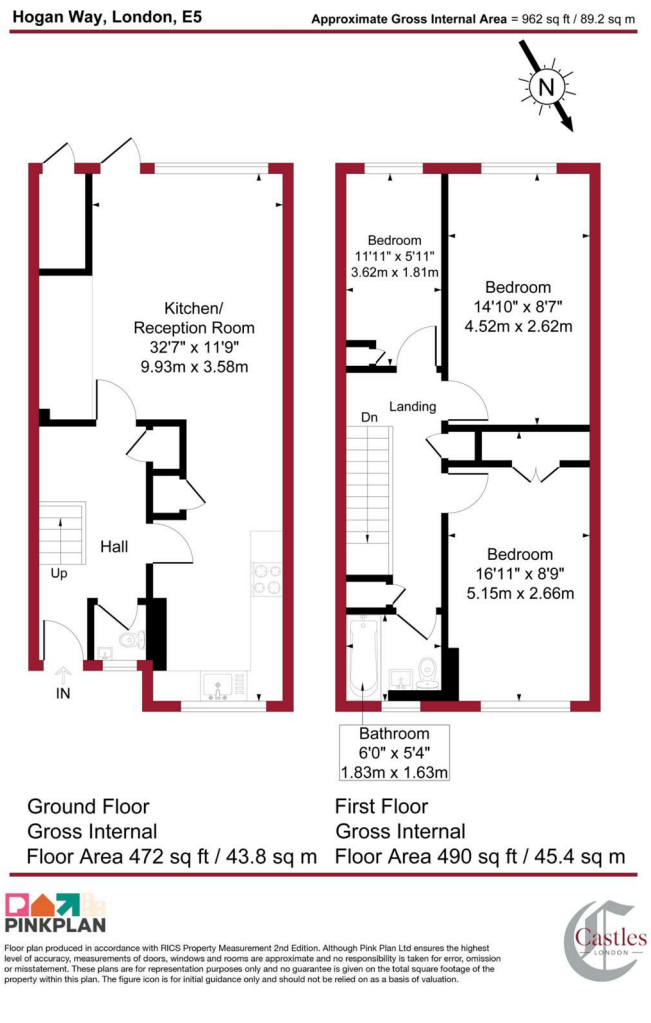












Transport
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure
A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office
If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



House - Semi-Detached

Freehold

Council:

Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Castles
LONDON

OFFICE ADDRESS
44 Lower Clapton Road
Hackney
London
E5 0RN

OFFICE DETAILS
020 8985 0106
hackney@castles.london
https://www.castles.london/

